



- An Excellent Example Of A Two Bedroom Coach House
- Allocated Parking, Outside Storage & A Private Rear Garden
- Two Generous Bedrooms
- Modern Bathroom Suite
- Separate Utility Room
- Fully Open Plan Living Room/Dining Area/Kitchen
- Moments From Rowhedge Centre - Home To An Array Of Amenities
- Presented To The Market In Excellent Condition

29 Waterfront Promenade, Rowhedge, Colchester, Essex. CO5 7BB.

Located in the pinnacle of positions in the stunning and beautiful waterside village of Rowhedge with some exquisite views of the River Colne and within walking distance to the heart of the village. Rowhedge Wharf is surrounded by natural beauty, and benefits from outstanding long distance views of the River Colne, Roman River and the village of Wivenhoe. Accessed by a tree lined road this executive development provides excellent access to Rowhedge's delightful array of shops, two local pubs and restaurants and excellent schooling all within just a short stroll. This stylish coach house is situated in the desirable and sought after village of Rowhedge. This first-floor coach house is stylishly decorated throughout, with an open plan living and kitchen area and separate utility area. There are two double bedrooms and a luxury family bathroom.



Property Details.

First Floor

Entrance Hallway

Main entrance door leading into hallway with stairs up to first floor:

Living Room/Dining Area



19' 5" x 11' 9" (5.92m x 3.58m) UPVC window to front aspect, Velux windows, radiator, access into:

Kitchen



10' 2" x 9' 2" (3.10m x 2.79m) Full range of base and eye level base units, white gloss units, cupboards and work surfaces, electric induction hob with fan assisted oven, extractor above, integrated appliances, UPVC window to front aspect, spot lighting.

Inner Hallway

Radiator, access to loft hatch, door leading to:

Utility Room

Range of work surfaces and cupboards, space for appliances, radiator.

Bathroom



7' 5" x 5' 8" (2.26m x 1.73m) Low level W.C, vanity wash basin with undercounter draws, tiled walls and flooring, obscured window to rear aspect, radiator, panelled bath with shower over.

Bedroom One



15' 6" x 10' 2" (4.72m x 3.10m) UPVC window to front aspect, radiator, French doors leading out to balcony, comprising of artificial turf and enclosed by glass panels.

Property Details.

Bedroom Two



10' 2" x 9' 2" (3.10m x 2.79m) UPVC window to rear aspect, Velux window to ceiling, radiator.

Outside



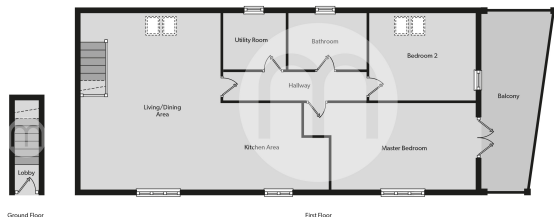
To the front of the property consists of two allocated parking spaces. Further to the rear offers gated access into the garden, predominantly laid to lawn and surrounded by panel fencing.

Agents Notes & Lease Information

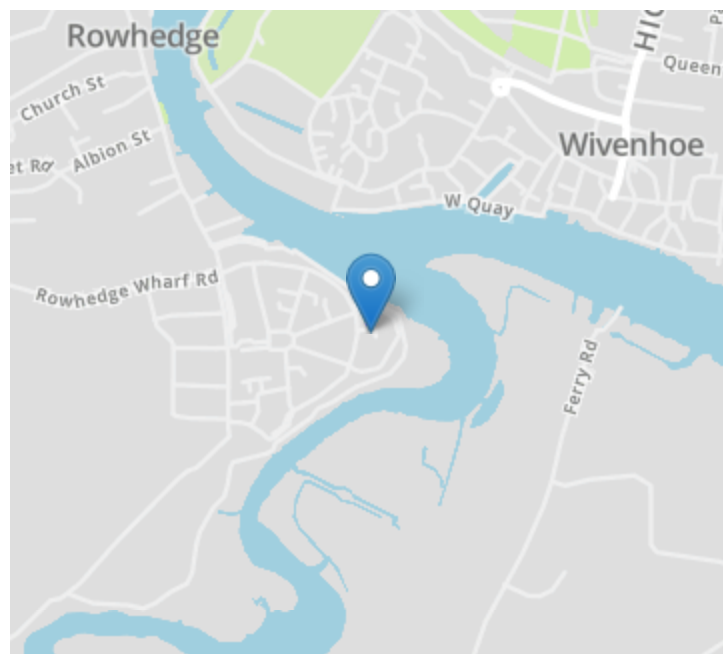
There is currently 167 years remaining on the lease starting from June 2016. We have been advised from the seller there is a service charge and ground rent payable of £125.00 per year. We do however advise that all buyers are to confirm with information with their chosen solicitor.

Property Details.

Floorplans



Location



(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.